

Planning & Zoning
Special Work Meeting Minutes
November 4, 2015

Members Present: Woody Bair; Chair, Brian Raymond, Carrie Poulsen, and Chad Reed (arrived at 6:25)

Members Absent: Al Ladeau, Stew Leith (excused).

Guest: Niel Lund; county attorney

1. **Welcome:** Woody welcomed everybody and called the meeting to order at 6:08 PM.
2. **Consideration & Discussion:** Approval of Minutes from September 9, 2015. Tabled until a full quorum is present.
3. **Consideration & Discussion:** Review of Daggett County Ordinances. Niel will review definitions that the board has already done previously. Start on page 8-3 (4).

8-3-4

D. No change

E. After discussion, No Change

F. After discussion, No Change

G. After discussion, No Change

H. No Change

1. No Change. Niel asked if there was a form to amend an application. Not at this time. Look into possibly creating a form to amend an application.

2. No Change

3. No Change

4. No Change

5. Yes to strikeout and omission after discussion. Check to see if state code definition of a subdivision is 2 lots subdivided.

6. After discussion of access to lots, No change

I. No Change

J. No Change

1. No Change

2. Niel will check state code on this and follow up. Certified copy of approved plans and governing body is not defined.

3. After discussion, Change 3 to read as follows. The building inspector shall be given at least twenty four (24) hours written or electronic notice of the starting of work under a building permit. (Ord. 09-15, 7-21-2009). Written notice might need a definition to include electronic notice.

K. No change

L. No change

M. Yes to strikeout and inclusion of underlined text. Add to agenda before the end of the year to discuss building permits fees and if they should be raised.

N. Yes to strikeout. Follow up with what codes should be included. Possibly Wildland Urban Interface, which is on the subdivision application and Fire, mechanical, etc. Niel will research state code 15A-2-103 and possibly reference this state code so if the state code changes the county code will update as well. Also the board discussed the county needing to adopt all the 2015 IBC codes. Brian thinks that the Wildland Urban Interface may already be approved.

8-3-5: Coordination by state health, building officials and inspectors

A. No change

B. No Change

8-3-6: Utility services

A. No Change

1. No Change

2. No Change.

B. After discussion should read section 8-3-8 not 8-3-7. Yes to omission of subsection B after reading 1-4-1. 8-3-8 section will reference 1-4-1 section as it covers penalties.

8-3-7: Cost, charges for zoning changes and plan reviews

A. No Change.

B. No Change

1 through 6- After discussion response is to omit fees and amend language as suggested.

Fees will be as set by County Commissioners and will be passed by resolutions or consolidated fee schedules adopted by the county as needed instead of by ordinance. The board feels that these fees need to be reviewed.

C. No change.

8-3-8: Violations and Penalty

A. Violations

1. No change

2. Ok with strikeout, covered under subsection C of this section.

3. Questions on the wording of "intentionally violates", "effective date" and what that date would be. Niel will research and follow up.

B. Notice of violation. No change.

1. No change.

A. No change

B. No change

1. No change

a. No change

b. No change

C. Yes to omission of strikeout text as penalties will be referenced in 1-4-1.

Start next meeting on Chapter 4, 8-4(1).

Niel said that we are past our deadline on having these ordinances reviewed. He has asked for an extension on the deadline to be December 31, 2015. Woody would like suggestions from the board on how to handle getting this accomplished. After discussion the board has decided at the next meeting on November 18, 2015 to extend the meeting by 1 hour so meet at 5:30 to 8:30 PM. Scheduled 2 special meetings for Tuesday November 24, 2015 from 6:00 to 8:00 PM and December 2, 2015 from 5:30 to 8:30 PM. Need to cancel our regular meeting on December 16, 2015 due to lack of quorum and rescheduled it for December 9, 2015 from 5:30 to 8:30 PM. Woody asked everybody to review chapter 4.

Consideration and discussion of Line item 2, approval of minutes from September 9, 2015. Chad Reed had one question regarding the statement "Niel will find out about 8-1-3" and wanted to make sure about the follow up that Niel will make. Chad Reed made a motion to approve minutes as written, Brian Raymond seconded. All in favor, motion passed.

4. Old Business: No old business to discuss

5. Items for next agenda: Set next meetings, board to review chapter 4 and 5 of the ordinance codification. Next meeting is November 18, 2015 at 5:30. Discuss building permit fees and if they should be raised. Meeting adjourned at 6:15 PM.